

SEE  
BOOK 3999  
PAGE 156

1989-16 11662

MASSACHUSETTS WARRANTY DEED BY CORPORATION (LONG FORM) 786

SEE CML  
BOOK 5955  
PAGE 263

KNOW ALL MEN BY THESE PRESENTS that TAU EPSILON PHI FRATERNITY, INC.

charitable  
a corporation duly established under the laws of the State of New York  
and having its usual place of business at 3272 Peachtree Road, Atlanta, Georgia,  
\$125,000.00 less assumption of mortgage in the amount of \$62,184.12, as hereinafter mentioned  
grant to the PI KAPPA ALPHA HOLDING CORPORATION, a non-profit Tennessee  
Corporation, with principal offices located at 577 University  
Boulevard, Memphis, Tennessee, 38112

of with warranty covenants

~~the above~~ A certain tract of land with the buildings thereon, situated on  
the west side of Pleasant Street in the Town of Amherst, County of  
Hampshire, Massachusetts, bounded and described as  
follows:

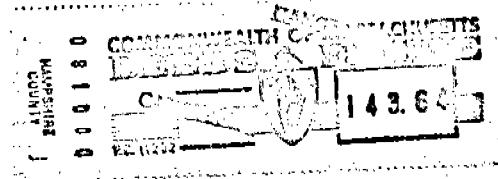
Beginning at an iron pin set at the northeast corner of the land hereby  
conveyed, it being the southeast corner of land of heirs of Thomas Canavan,  
and thence running S. 81° 45' W. three hundred and ten (310) feet along  
said land of the heirs of Thomas Canavan, to an iron pipe set at land  
formerly of S. A. Phillips; thence running S. 7° 45' E. one hundred and  
twenty (120) feet to an iron pipe; thence running N. 87° E. one hundred  
and sixty-five and five tenths (165.5) feet to an iron pipe set seventeen  
and six tenths (17.6) feet north of the northwest corner of the house now  
or formerly occupied by Florence E. Crane; thence running S. 88° 14' E.  
one hundred and forty-six and one tenth (146.1) feet to a steel pin at  
said street, said point being forty (40) feet north of the northeast corner  
of land of the Massachusetts corporation of Beta Kappa Phi Fraternity;  
thence running N. 8° 32' W. along said street, one hundred and forty  
(140) feet to the point of beginning. Said tract comprising approximately  
nine hundred and seven thousandths (907/1000) of an acre.

Conveying also a right of way over the north side of the land now or for-  
merly of Florence E. Crane and Charlotte R. Newlon adjoining said granted  
tract on the south six (6) feet wide, and extending westerly one hundred  
and forty-six (146) feet from said street, and subject to a reservation in  
favor of said Florence E. Crane and Charlotte R. Newlon, their heirs and  
assigns of a right of way of the same dimensions on the south side of the  
granted tract, it being understood and agreed that the land over which  
the said right of way is granted and reserved is to be kept open for use  
as a common drive way. For further description of the above described  
tract, including said right of way, see Plan of said lot made by F. C.  
Moore, dated December 6, 1924, recorded in Hampshire County Registry of  
Deeds, Plan Book 8, Page 10.

This deed is given subject to such right of way as the Town of Amherst has  
to lay, and maintain sewer across any part of said property as described  
in deed of Florence E. Crane and others dated October 7, 1913, and re-  
corded in Hampshire County Registry of Deeds, Book 698, Page 520.

Being the same premises conveyed by Phi Lambda Tau, Inc. to Tau Epsilon  
Phi, Inc., dated December 21, 1972, and recorded with Hampshire County  
Registry of Deeds, in Book 1679, Page 210.

EXCEPTING AND EXCLUDING approximately 1,375 square feet of land taken by  
the inhabitants of Hampshire County for North Pleasant Street, see Book  
1094, Page 310 and deed at Book 1104, Page 486 and plan recorded at Plan  
Book 38, Pages 18-19.



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SUBJECT TO and with the benefit of an easement over the southerly portions of the tract which is set forth in the deed and which is approximately 146 feet in length on the southerly boundary of the property westerly from North Pleasant Street and six feet in width on each premises for a total of twelve (12) feet altogether for use as a common driveway.

SUBJECT TO a sewer easement taken by the Town of Amherst and described at Book 715, Page 210 and see plan at Plan Book 3, Page 38, insofar as the same may affect the premises.

SUBJECT TO a mortgage given by Phi Lambda Tau, Inc. to the Mechanics Savings Bank, now known as Community Savings Bank, of Holyoke, Hampden County, Massachusetts, dated January 2, 1963, and recorded with Hampshire County Registry of Deeds in Book 1400, Page 490, which the grantee hereunder agrees to assume and pay.

For title see also confirmatory deed of Phi Lambda Tau, Inc. to Tau Epsilon Phi Fraternity, Inc., dated October 27, 1977, together with attached confirmatory vote of said Phi Lambda Tau, Inc.

In witness whereof, the said TAU EPSILON PHI FRATERNITY, INC.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and

delivered in its name and behalf by S. EARL GORDON

its President

this second

day of November

in the year one thousand nine hundred and seventy-seven.

Signed and sealed in presence of

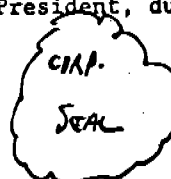
*John Belknap*

TAU EPSILON PHI FRATERNITY, INC.

by

*S. Earl Gordon*

S. Earl Gordon, President, duly authorized



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**The Commonwealth of Massachusetts**

Hampshire, ss.

November 2, 19 77

Then personally appeared the above named S. EARL GORDON

and acknowledged the foregoing instrument to be the free act and deed of the TAU EPSILON PHI FRATERNITY, INC.

before me

  
Stephen B. Monsein

Notary Public—~~MASSACHUSETTS~~


My commission expires September 21, 19 84

**CERTIFICATE OF VOTE**

A meeting of the Grand Council of Tau Epsilon Phi Fraternity, Inc. a New York Corporation, having its principal office located on 3272 Peachtree Road, Atlanta, Georgia, which Council is the governing body of said Corporation, was held at the New York Hilton Hotel in New York City, on October 16, 1977, at 10:00 A.M. All members of said Council being then and there present, upon a motion duly made and seconded, it was unanimously:

VOTED: To convey the corporate real estate at 418 North Pleasant Street in Amherst, Hampshire County, Massachusetts for the sum of \$125,000.00 to Pi Kappa Alpha Holding Corporation, a non-profit Tennessee Corporation, allowing said grantee to assume and pay for the present first mortgage on said Corporate real estate presently held by the Community Savings Bank, of Holyoke, Hampden County, Massachusetts, and reducing from the said \$125,000 purchase price the amount of said first mortgage being so assumed and that the President of the Corporation is authorized to deliver to the grantee the Corporate warranty deed to effect said conveyance on or before the 31st day of December, 1977.

I, Gerald A. Denmark, of Pittsfield, Berkshire County, Massachusetts, certify that I am the Assistant Clerk of Tau Epsilon Phi Fraternity, Inc. and S. Earl Gordon of West Hartford, Connecticut, is the President of Tau Epsilon Phi Fraternity, Inc. and that the above vote is true and accurate and has not been altered, amended or rescinded and that third parties may rely on same upon its recording with the Corporate warranty deed as above mentioned with the Hampshire County Registry of Deeds.

  
Gerald A. Denmark, Assistant Clerk

CORP.

SEAL

Nov. 2, 1977 at 3 o'clock and 03 min. PM, Rec'd, Ent'd, & Exam'd.